

3.3.16 Premise Occupations

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A. Application and Approval Required

Premise occupations may be permitted by the Zoning Administrator following receipt of an application for such use and subject to the following conditions:

1. A premise occupation is specifically permitted in the zone.
2. All activities of the premise occupation shall be conducted entirely within an accessory building. Said building shall occupy not more than two thousand (2,000) square feet or not more than thirty (30) percent of the rear yard area of the lot, whichever is less. A premise occupation may be located in a pre-existing accessory building which has been limited to a maximum of 2,000 square feet by a firewall per the building code for the premise occupation. All on-site materials used in the conduct of the premise occupation shall be stored within said building.
3. The on-site activities of said premise occupation shall be carried on only by members of the residing family.
4. The premise occupation shall contain no facilities for the display of goods or services. Any sale of goods and services at the premise shall constitute a clearly incidental part of the operation of the premise occupation.
5. No commercial vehicles shall be used except one delivery truck, which does not exceed two-and-one-half (2 ½) ton rated capacity.
6. The premise occupation shall be clearly incidental and secondary to the use of the property for dwelling purposes and will not change the character of area from that of a residential neighborhood. The physical appearance, traffic and other activities in connection with the premise occupation are not contrary to the intent of the zone in which the premise occupation is located and will not depreciate surrounding values or decrease the quality of life within the area.
7. Signs are limited to one non-flashing identification sign not larger in area than ten (10) square feet. The sign may identify the business or company name and logo, also the address and telephone number of the business or company. If lighted, the light shall be diffused or shielded. No signs advertising or drawing attention to the goods or services provided by the occupation shall be permitted.
8. The owner of the premise occupation shall purchase a business license to operate within the County.
9. A Site Plan drawn to scale showing the location of the structure, its relationship to dwellings on the same and adjacent properties, and provisions for safe vehicular access and adequate off-street parking shall be submitted with the application.

B. Zoning Administrator to Approve - Appeal Permitted

Where, in the opinion of the Zoning Administrator a proposed premise occupation does not clearly conform to all the above criteria, or the characteristics of said use would require the attachment of conditions, he shall refer the application to the Planning Commission for action. Any applicant aggrieved by a decision may appeal said decision to the Board of Adjustment, who shall have the authority to reverse, affirm, or modify any decision of the Planning Commission.

C. Conditions may be imposed

In order to achieve the objectives of the zone and to protect adjacent properties, the Planning Commission may, in approving a premise occupation, attach conditions to the operation of a premise occupation.

D. Continuing Obligation

All premise occupations shall be operated in compliance with the conditions herein above set forth and any other conditions attached as part of the approval. Approval for premise occupations shall be valid for a period of one (1) year and will be automatically renewed annually provided that operation of the premise occupation is substantially the same as initially approved by the County. The Zoning Administrator may, with cause, investigate compliance, and with written notice, revoke approval and zoning compliance for business licensure.